

ABINGTON TOWNSHIP

JULY 18, 2023



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **July 18, 2023** **7:00 PM**

Webinar Information:

Please note: The webinar option is for viewing the meeting only. No public comments will be accepted online. Comments will be accepted in-person only. The Board of Commissioners in their commitment to transparency have established the practice of making the Zoning Hearing Board hearings live on Zoom for any resident or person that would like to observe and listen to the proceedings of this quasi-judicial body. In order to preserve the integrity of the hearing, the Zoning Hearing Board Solicitor has requested that all participation on any application be in-person.

Join by computer, tablet, or application: <https://us06web.zoom.us/j/84867582981>
Join by telephone: 1-929-436-2866 and entering the meeting ID number 848-6758-2981 when prompted.
Meeting ID: 848-6758-2981

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Laura Hanes, Zoning Hearing Board Chairperson
Steven Kline, Zoning Hearing Board Vice-Chair
Michael O'Connor, Zoning Hearing Board Secretary
Barbara Wertheimer, Zoning Hearing Board Member
Kate Schoener, Zoning Hearing Board Member
Joseph Kuhls Esq., Zoning Hearing Board Solicitor

ORDER & OPINION

- a. **23-06: Nathaniel and Sonia Bradley**
- b. **23-15: Rutowski LP**
- c. **23-16: Joseph Ross and Brittany Michelle Abel**
- d. **23-19: Stacy M Kreisler**

- e. **23-21: Andrew J. and Piper L. Fordham**
- f. **23-13: Anthony and Julian Ward**

CONTINUED APPLICATION

- a. **23-18: Subhas Mazumdar** requests a Special Exception pursuant to Abington Township Zoning Ordinance 1005, to permit a C-10 - Convenience Store Use within the former service station building upon real property identified as Montgomery County Parcel #30-00-13956-009, and commonly referred to as 1196 Easton Road, within Abington Township's MS-VC - Main Street Village Center District, Ward #14.
- b. **23-20: Lucky Pups, Inc.,** requests the following relief from the Abington Township Zoning Ordinance (the "Ordinance"), all of which relate to real property identified as Montgomery County Parcel #30-00-14136-009, commonly referred to as 1554 Easton Road, within Abington Township's MS-H - Main Street High Intensity/Density District, Ward #14.
 - 1. A Variance from Ordinance §2103.B, Use B-2 – Kennel, to permit a licensed non-profit kennel establishment on the premise, where the Ordinance requires the use to be a for-profit business;
 - 2. A Variance from Ordinance §2103.B, Use B-2.1 - Kennel, to permit the kennel use on an 11,250 SF (approx. 0.26 acre) lot, where a minimum lot size of 5 acres is required; and
 - 3. A Variance from Ordinance §2103.B, Use B-2.2 - Kennel, to permit a non-profit kennel use to be located on the premise where the Ordinance prohibits an animal shelter or runway closer than 100 feet from any property line.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **23-22: Joseph and Shannon Lahiff** request a Special Exception pursuant to Abington Township Zoning Ordinance §1908 for Construction of a one-story addition to a single-family dwelling upon a non-conforming lot at 1151 Jericho Road, Abington, PA 19001, within the R-3 Medium-Density Residential Zoning District, Ward #11.
- b. **23-23: Joseph M. Cella, Jr and Christine Cella** request a Special Exception pursuant to Abington Township Zoning Ordinance (the "Ordinance") §1908 for construction of an addition to a single-family dwelling upon a non-conforming lot; and a Special Exception pursuant to Ordinance §301 and the Abington Township Comprehensive Use Matrix to allow an Accessory Dwelling Unit (ADU) upon real property identified as 1202 Lindsay Lane, Jenkintown, PA 19046, within the R-1 Low-Density Residential Zoning District, Ward #1.
- c. **23-24: JLLH Associates, LTD** requests the following relief from the Abington Township Zoning Ordinance (the "Ordinance") relative to real property identified as 900 Old York Road, Abington, PA 19001, within the BC – Business Center Zoning District, Ward #7:
 - a Variance from Ordinance §2208.2.D.3 to allow a 93 square-foot sign where the Ordinance imposes a 30 square-foot limitation;
 - a Variance from Ordinance §2210.B.2 to allow a proposed "Service" sign of 14.67 sq ft

where the Ordinance imposes a 4 square-foot limitation;

- a Variance from Ordinance §2212.D to allow division of allowable wall signage among three signs, instead of two;
- a Variance from Ordinance §2208.2.D.2, Figure 22.22 to allow a Monument sign up to 20 feet high where the Ordinance limits maximum height to 10 ft;
- a Variance from Ordinance §2208.2.D.2 Figure 22.22 to allow a Monument Sign closer than 20 feet from a property line;
- a Variance from Ordinance §2204 and §2208.2.H.4 to allow Sign C to be considered a wall sign and project 13.5 inches from the wall, or (in the alternative) a Variance from Ordinance §2208.2.D.2, Figure 22.22 to permit Sign C as a projecting sign; and
- Two Variances from Ordinance §2211.G to allow two of the replacement signs to exceed $\frac{3}{4}$ of the area of the signs being removed.

POTENTIAL DECISION(S) ON ANY PENDING ZONING HEARING BOARD APPLICATIONS.

ADJOURNMENT

NOTE

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.